046.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,006,600 / 1,006,600
					USE VALUE:	1,006,600 / 1,006,600
					ASSESSED:	1,006,600 / 1,006,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBER JESS HERTER &
Owner 2:	HERR JANE
Owner 3:	
Street 1:	30 LEWIS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANKEL RICHARD E/ETAL -
Owner 2:	BLOOM LISA B -
Street 1:	32 LEWIS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,862 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Clapboard Exterior and 3994 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6862.000	505,900		500,700	1,006,600
Total Card	0.158	505,900		500,700	1,006,600
Total Parcel	0.158	505,900		500,700	1,006,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 252.03 | /Parcel: 252.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32592

GIS Ref

GIS Ref

Insp Date 12/11/18

!3897!

PREVIOUS ASSESSMENT

Parcel ID 046.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	505,900	0	6,862.	500,700	1,006,600	1,006,600	Year End Roll	12/18/2019
2019	104	FV	474,000	0	6,862.	532,000	1,006,000	1,006,000	Year End Roll	1/3/2019
2018	104	FV	474,000	0	6,862.	388,000	862,000	862,000	Year End Roll	12/20/2017
2017	104	FV	444,400	0	6,862.	338,000	782,400	782,400	Year End Roll	1/3/2017
2016	104	FV	444,400	0	6,862.	287,900	732,300	732,300	Year End	1/4/2016
2015	104	FV	370,400	0	6,862.	281,600	652,000	652,000	Year End Roll	12/11/2014
2014	104	FV	370,400	0	6,862.	231,600	602,000	602,000	Year End Roll	12/16/2013
2013	104	FV	385,200	0	6,862.	220,300	605,500	605,500		12/13/2012

PRINT

Date	Time
12/10/20	19:01:47

LAST REV

Date	Time
09/26/19	09:02:53
danam	
3897	

USER DEFINED

Prior Id # 1:	32592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKEL RICHARD	62966-486		11/22/2013	Chgd>Assmt<	1,175,000	No	No		
BERNETT TIMOTHY	26786-368		10/30/1996		300,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/21/2018	1935	Porch	40,000	C				
5/15/2014	466	New Wind	20,629					
10/16/2007	949	Re-Roof	9,000					
6/1/2004	694	Renovate	200,000					INTERIOR RENO, ADD

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	Meas/Inspect	DGM	D Mann
11/28/2018	MEAS&NOTICE	CC	Chris C
6/18/2014	External Ins	PC	PHIL C
1/26/2009	Meas/Inspect	294	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
3/13/2000	Meas/Inspect	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6862		Sq. Ft.	Site		0	80.	0.91	1									500,690						500,700	

Total AC/HA: 0.15753 | Total SF/SM: 6862 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 500,690 | Spl Credit | Total: 500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.94005525
Const Adj.:	1.00138497
Adj $ / SQ:	131.790
Other Features:	151700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687412
Depreciation:	181477
Depreciated Total:	505935

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	7	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	1
1	4	2	
Totals			
2	16	7	

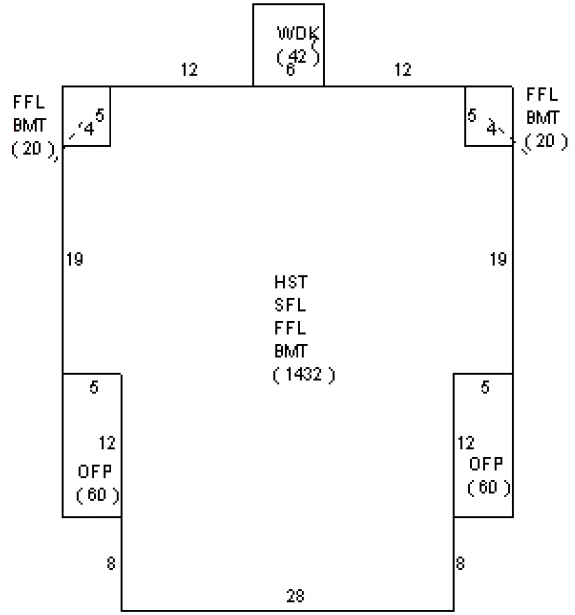
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.79
Special Features:	0	Val/Su Net:	96.29
Final Total:	505900	Val/Su SzAd	139.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,472	44.600	65,648
FFL	First Floor	1,472	131.790	193,995
SFL	Second Floor	1,432	131.790	188,723
HST	Half Story	716	115.980	83,038
OFP	Open Porch	120	30.290	3,635
WDK	Deck	42	16.020	673

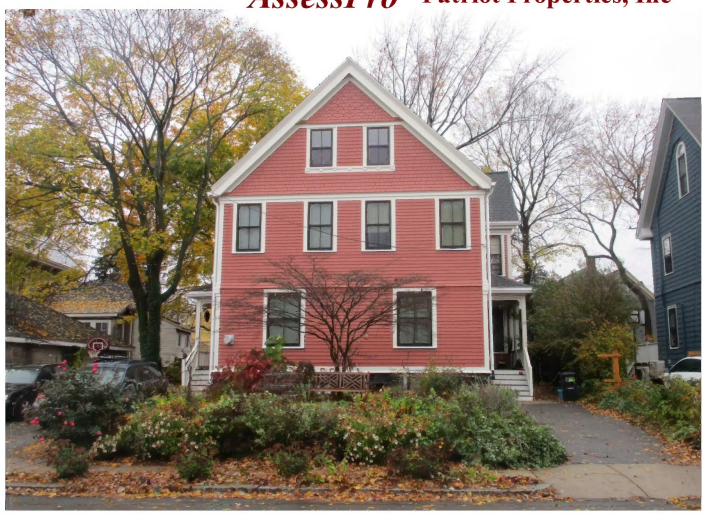
Net Sketched Area:	5,254			Total:	535,712
Size Ad	3620	Gross Are	5970	FinArea	3994

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
HST	100	UNF	30		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	